

MONO COUNTY PLANNING COMMISSION

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FINAL AGENDA

THURSDAY, MAY 10, 2007 - 10 A.M.

Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of April 12, 2007.

4. PUBLIC HEARINGS:

***10:15 A.M.**

TENTATIVE PARCEL MAP 35-35/Patel. The proposed project would divide APN 24-250-02, totaling 160.56 acres, into three clustered lots of 10 acres each. The parcel is located in southern Adobe Valley west of Benton Hot Springs, and seven miles west of the intersection of U.S. 6 and Hwy. 120 at the junction of Hwy. 120 and Benton Crossing Road. The section of the parcel crossed by Hwy. 120 has been identified as the 130-acre remainder and is not proposed for subdivision. One access for the three lots is proposed from Benton Crossing Road, a County-maintained road. In accordance with Section 15183 of the CEQA Guidelines, a prior EIR is being used for this project. The General Plan designation is Resource Management (RM). *Staff: Gwen Plummer*

***10:45 A.M.**

TENTATIVE PARCEL MAP 31-94/Carlson. The proposed project on 169 acres (APN 01-150-04 & -05) consists of re-subdividing the two parcels into four lots (32.47, 10.31, 10.03 & 10.00 acres) and a remainder of 103.08 acres. The property is located at the end of Eastside Lane at the Nevada border. In accordance with Section 15183 of the CEQA Guidelines, a prior EIR is being used for this project. The General Plan designation is Agriculture with a 10-acre minimum (AG 10).

Staff: Gwen Plummer

***11:15 A.M.**

MAP MODIFICATION 06-01/Searles. The proposal is to modify the current map and to assign mitigation measures to allow a horse corral and small swimming pool outside the approved building envelopes on the 2-acre parcel (APN 64-220-06). The property is located in the Swall Meadows community, west of Rock Creek. *Staff: Gwen Plummer*

5. ACTION ITEMS:

***11:45 A.M.**

FINAL APPROVAL OF PARCEL MAP 31-89/Johnston. Parcel Map 31-89 will divide APN 02-460-24, totaling 10.05 acres into two parcels, one of 5.00 acres and one of 5.05 acres in size. The property is located in Antelope Valley fronting on Eastside Lane, approximately 625 feet southeast of Larson Lane.

More on back...

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

The General Plan designation for the property is Rural Residential with a 5-acre minimum lot size (RR 5). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on May 12, 2005. *Staff: Evan Nikirk*

***11:55 A.M.**

FINAL APPROVAL OF PARCEL MAP 31-90/Dockum & Hefner. Parcel Map 31-90 will divide APN 02-440-20, totaling 40 acres into four parcels of approximately 5.0 acres each and a remainder parcel of 19.2 acres. The property is located in the Antelope Valley at the southeast corner of U.S. Highway 395 and Larson Lane and access will be provided by a cul-de-sac entering from Larson Lane. An existing residence is located on the remainder parcel. The General Plan designation for the property is Rural Residential with a 5-acre minimum lot size (RR 5). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on November 10, 2005. *Staff: Evan Nikirk*

***12:05 P.M.**

FINAL APPROVAL OF TRACT MAP 37-51/Wofford. Tract Map 37-51 will divide APN 26-090-38, totaling 92.54 acres, into 17 lots ranging in size from 2.02 acres to 9.45 acres, with an average lot size of 5.44 acres. The property is located approximately 1-1/2 miles north of the community of Chalfant on the west side of U.S. Highway 6. Access to the subdivision will be provided by two roads entering from U.S. Highway 6. The General Plan designation is Rural Mobile Home, with two- and five-acre minimum lot size (RMH2 and RMH5). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on July 15, 2003, and a second one-year extension was granted at a public hearing conducted by the Planning Commission on July 13, 2006. *Staff: Evan Nikirk*

6. WORKSHOP: No items.

7. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

8. INFORMATION: No items.

9. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.